

Town of Denmark Planning Board  
November 8, 2023

Members:

Kevin Gaines - Chairman  
Pat Mahar - Vice Chairman  
Mary Jones  
Nick Dunn  
John Williams  
Kevin Sullivan  
Deb Der  
Amanda Clark - Secretary

Guests:

Jim Der  
Joel Widrick

Meeting was called to order at 7:00pm with Chairman's Kevin Gaines leading the Pledge of Allegiance.

Chairman Kevin Gaines proceeded to ask Joel Widrick the questions we needed answered to move further on the Special Use permit on Widrick's Truck and Diesel.

Questions were:

Kevin Gaines asked- How tall will the building be?

Joel Widrick answered - 35 feet

Kevin Gaines asked - How many lights will be around the building

Joel Widrick answered - 9 lights

Kevin Gaines asked - how many parking spots will be available?

Joel Widrick replied - more than he feels he will ever need, he will also be adding handicap parking near the walk-in door.

Kevin Gaines asked - Where will you be storing the new waste material?

Joel Widrick replied - he has a 30 yard steel bin/ dumpster and a underground tank that is pumped out by Safety Waste.

A motion was made by Kevin Sullivan to approve the Special Use Permit with conditions followed; conditions to follow are

1) The Town of Denmark Planning Board should consider mailing letters to all Ag District 6 property owners within 250 feet of the project parcel given the expanded definition of agricultural production according to Article 25-AA provided by NYS Agriculture and Markets.

2) As required by Article VIII § 845, the following regulations shall be required for the identified use:

Setback

: All motor vehicle repair shops shall be so arranged as to require all servicing on the premises no closer than fifty (50) feet to any lot line.

Storage of Waste Material:

All junk, waste, discarded parts, etc., as a result of servicing motor vehicles, equipment, etc., shall be stored in an enclosed structure or fenced area so as not to be visible from adjacent lots until disposed of. None of these materials may be disposed of on the lot.

3) The applicant should confirm that the building height does not exceed the maximum 35' allowed as noted in Article IV § 410. If the building height exceeds the maximum allowed height, an area variance should be pursued.

9) The SEAF indicated the applicant intends to add a new septic system. Construction and compliance with the NYS Department of Health (DOC) should occur prior to permit approval to ensure commercial sanitary standards are met and satisfy Title 10 NYCRR Appendix 75-A.

10) Being that the proposed action is for commercial use, at minimum, motion-activated lights should be added to the plan for safety and security purposes. The Planning Board should review the updated plan to ensure the added lighting is adequate to ensure the safety of all.

11) The applicant did not provide landscaping designs or plans. Landscaping plans shall be submitted to the Town of Denmark Planning Board.

This motion was seconded by John Williams.

Kevin Gaines - yes

Pat Mahar - yes

Mary Jones - yes

Nick Dunn - yes

John Williams - yes

Kevin Sullivan - yea

Deb Der - yes

All in favor and moved to approval

Chairman Kevin Gaines then spoke to the board about the Towns plans on adding solar panels to the garage out behind the Municipal building. The board reviewed our laws on solar panels and deemed that they will not need to get a special use permit.

The board members then read over the Zoning Report for the month and had no further comments.

Next meeting will be December 5, 2023 at 7pm.

A motion was then made to adjourn the meeting at 7:20pm by Pat Mahar and followed with a second from Nick Dunn.

Kevin Gaines - yes

Pat Mahar - yes

Mary Jones - yes

Nick Dunn - yes

John Williams - yes

Kevin Sullivan - yes

Deb Der - yes

All in favor and adjourned

Minutes recorded by Secretary Amanda Clark.